



CHOICE PROPERTIES

Estate Agents

2 Marlborough Villas,

Sutton-On-Sea, LN12 2NF

Reduced To £235,000



Choice properties are delighted to bring to the market this expansive and well presented four bedroom semi-detached house, located in the most sought after location, just a short walk from the local amenities and Sutton's beautiful beach. The property further benefits from several reception rooms and has attractive and low maintenance gardens with driveway providing parking. Viewing is highly advised.

Offering generously proportioned rooms throughout and a flexible layout, the abundant light and well maintained accommodation comprises:-

Entrance Porch

2'1" x 9'8"

Door to:-

Entrance Hall

17'10" x 6'7"

Staircase to the first floor with under stairs storage cupboard, consumer unit, telephone point, thermostat controls.

Reception Room

11'11" x 14'9"

Bay window to front aspect, freestanding electric feature fireplace set into bricked surround, high ceilings.

Kitchen/Dining Room

27'5" x 9'4"

Fitted with a range of wall and base units with worktops over, one bowl ceramic sink unit with drainer and mixer taps, four ring induction hob with extractor over, plumbing for a dishwasher and washing machine, space for a freestanding American fridge/freezer, open fire set into marble effect surround with wooden mantle, TV Aerial point, telephone point.

Dining Room

12'0" x 11'4"

Abundantly light and bright, space for a dining table, telephone point, picture window to side aspect.

Sitting Room

15'9" x 7'8"

TV aerial point, laminate flooring, French double opening patio doors leading into the rear garden.

Landing

1'6" x 6'1"

Loft access -partly boarded with retractable ladder.

Bedroom 1

11'11" x 11'7"

Spacious double bedroom, TV Aerial point.

Bedroom 2

12'0" x 11'7"

Spacious double bedroom, telephone point.

Bedroom 3

10'2" x 9'0"

Double bedroom, TV Aerial point.

Bedroom 4

9'9" x 9'0"

Small double bedroom, TV Aerial point.

Shower Room

12'6" x 6'0"

Fitted with a three piece suite comprising shower cubicle with shower over, pedestal wash hand basin with single taps, dual flush wc, built in storage cupboard with shelving, built in airing cupboard housing the hot water cylinder.

WC

4'11" x 3'1"

Fitted with a two piece suite comprising wash hand basin with single cold tap, wc, wall mounted 'Worcester' condensing boiler.

Driveway

Paved driveway providing off road parking.

Garden

The property is fronted by a low level timber fence with metal gating, enclosing a resin driveway and a privately enclosed front garden which is paved for ease of maintenance and features an array of well presented shrubbery. To side of the property you will find a sizeable privately enclosed garden, again paved for ease of maintenance; but also doubling up as an extended resin driveway with double opening timber gates to front aspect. External electric point. The rear garden additionally features a useful timber shed, a timber Wendy House, timber fencing to the boundaries and an array of beautifully presented plants and shrubs.

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council Tax Band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

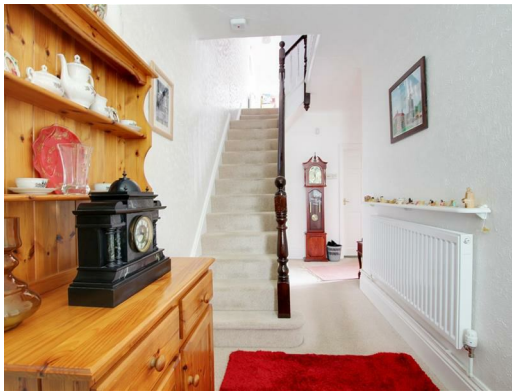
LN9 6PH

Tel. No. 01507 601 111

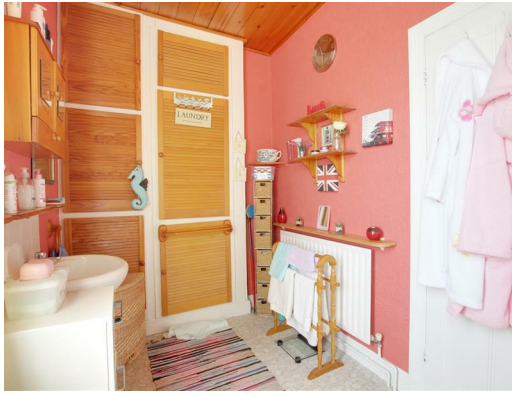
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

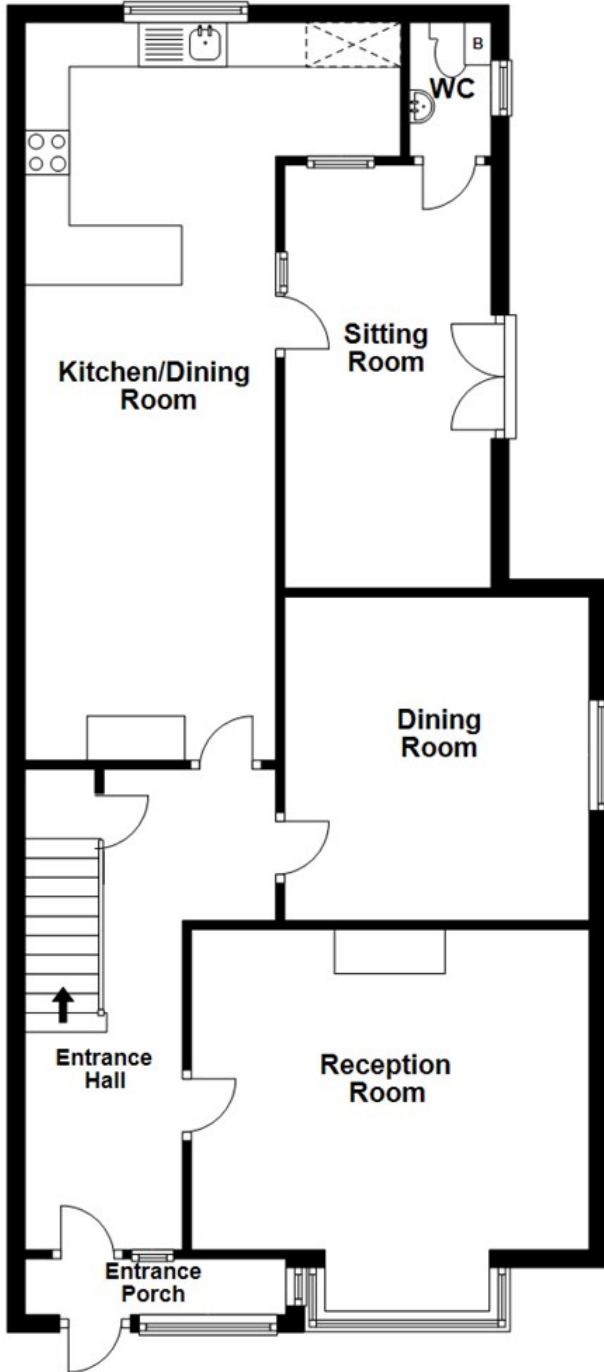






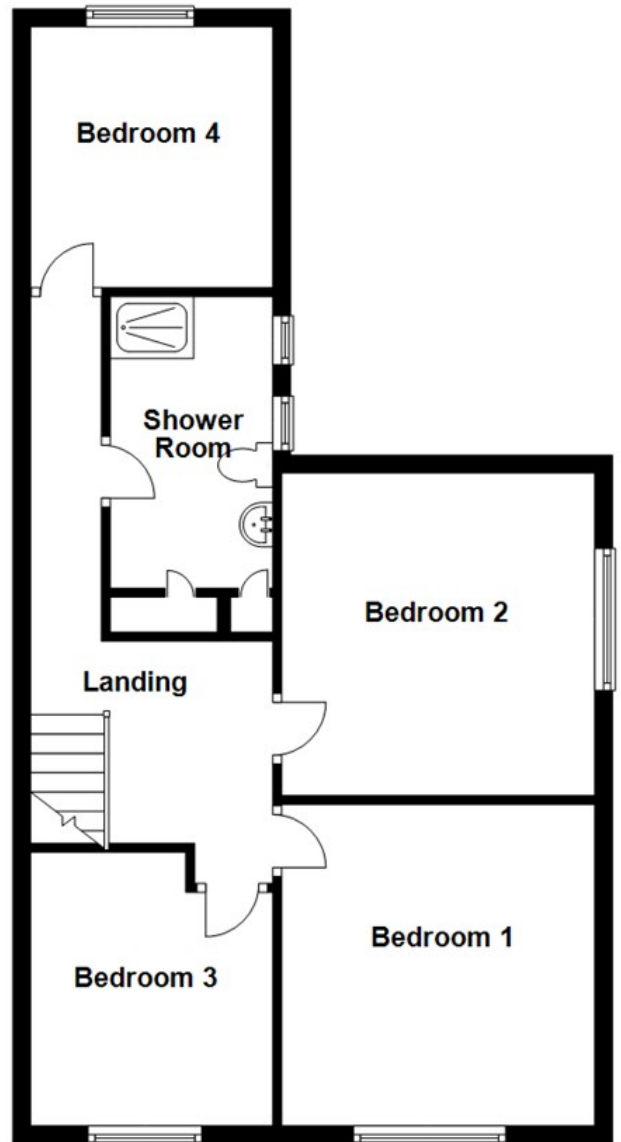
Ground Floor

Approx. 84.3 sq. metres (907.1 sq. feet)



First Floor

Approx. 61.0 sq. metres (656.8 sq. feet)



Total area: approx. 145.3 sq. metres (1564.0 sq. feet)

Directions

From our office, head left, taking your first left on to Cromer Avenue, at the end of the road turn right on to Marine Avenue then immediately left on to Park Road. Take your first left on to Willoughby Road and 2 Marlborough Villas can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

